



**MINUTES OF THE MAY 25, 2021 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.**

*This meeting was conducted utilizing teleconference and electronic means consistent with the State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic, with the option for members of the Planning Commission to meet in the Council Chamber of City Hall, with COVID-19 protective measures in place.*

**CALL TO ORDER**

Charles Hodapp called the Planning Commission to order at 7:00 p.m.

**A. PLEDGE OF ALLEGIANCE**

Chairman Hodapp led the Pledge of Allegiance.

**B. ROLL CALL**

Commission Members Present: Connors, McMeekin, Zermeno, Hodapp

Commission Members Absent: Manning

Staff Members Present: Director of Community Development, Senior Planner, Assistant City Attorney

**C. AMENDMENTS TO THE AGENDA**

None.

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes of the regular meeting of May 11, 2021.

A motion was made and seconded to approve the Minutes of the Regular Meeting of May 11, 2021.

The motion carried 4-0 as follows:

AYES:	CONNORS, ZERMENO, MCMEEKIN, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MANNING

## **PUBLIC HEARINGS**

1. **Application for a Vesting Tentative Tract Map No. 83178 and Site Plan Review (SPR) 20-34**, a request to redevelop an existing light industrial site to allow the construction of a 151-unit, three story, High Density Multi-Family Residential / Transit Oriented Development (TOD), and associated site improvements, at 707 N. Barranca Avenue (APN: 8430-015-018).
2. **Staff Recommendation:** Staff recommends that the Planning Commission, by motion, adopt Resolution No. 2021-011 PC recommending that the City Council approve Vesting Tentative Tract map (VTTM) 83178 and Site Plan Review (SPR) 20-34.

Senior Planner Mercy Lugo presented the staff report and answered the commissioner's questions.

Commissioner Manning joined the Planning Commission Meeting at 7:10 PM.

The public hearing was opened.

No public comments were received.

The Applicant Eric Nelson made a presentation and answered the commissioner's questions.

The public hearing was closed.

A motion and a second were made to approve Resolution No. 2021-011 PC.

The Motion carried 5-0 as follows:

AYES:	CONNORS, ZERMENO, MANNING, MCMEEKIN, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

## **CONTINUED BUSINESS**

None.

## **NEW BUSINESS**

1. **Request to approve Proposed Fiscal Year 2022-2026 City of Covina Five-year Capital Improvement Program (CIP).**

**Staff recommendation:** Staff recommends that the Planning Commission, by motion, adopt Resolution No. 20121-010PC recommending that the City Council finding that the proposed Fiscal Year 2022-2026 City of Covina Five-year Capital Improvement Program is consistent with the goals and policies of the Covina General Plan.

Community Development Director Brian Lee presented the staff report and responded to Planning Commissioners questions.

The Public Hearing was opened.

No public comments were received.

The public hearing was closed.

A motion and a second were made to direct staff to approve Resolution No. 2021-010 PC.

The Motion carried 5-0 as follows:

AYES:	ZERMENO, MCMEEKIN, MANNING, CONNORS, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

#### **GENERAL MATTERS**

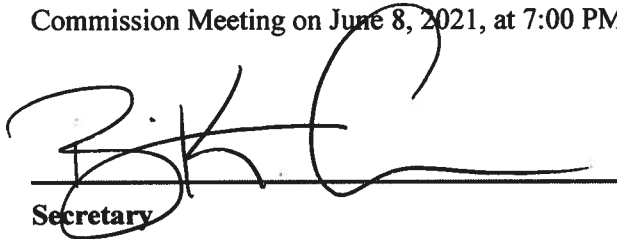
None.

#### **ADMINISTRATIVE ITEMS**

None.

#### **ADJOURNMENT**

Chairman Hodapp adjourned the Planning Commission meeting at 7:48 p.m. to the Regular Planning Commission Meeting on June 8, 2021, at 7:00 PM in the Council Chamber of City Hall.



Secretary